

ARTICLE IV

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

- 4.010 Off-Street Parking Requirements
- 4.020 Off-Street Loading and Unloading Requirements
- 4.030 Temporary Use Regulations
- 4.040 Customary Incidental Home Occupations
- 4.050 Gasoline Service Station Restrictions
- 4.060 Swimming Pool Restrictions
- 4.070 Development Standards for Multi-Family Residential Projects
- 4.080 Standards for Signs, Billboards, and Other Advertising Structures
- 4.090 Development Standards for Mobile Home Parks
- 4.100 Development Standards for Automobile Wrecking,
Junk and & Salvage Yards
- 4.110 Development Standards for Cemeteries
- 4.120 Minimum Design Standards for Transmission and
Communication Towers and Stations
- 4.130 Alternative Provisions for Lot Size and the Location of Open Space

4.010 OFF-STREET PARKING REQUIREMENTS

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be one hundred sixty-two (162) square feet in size (9 feet x 18 feet) and such space shall be provided with vehicular access to a street or alley. All parking for industrial, commercial, or multi-family uses shall be covered with a dustless material and spaces lined and marked. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

- A. **Single Detached Dwelling, Duplex and Mobile Homes**: Not less than two (2) spaces for each dwelling unit.
- B. **Apartment, Townhouse, and Condominium**: Not less than two (2) spaces per dwelling unit.
- C. **Boarding Houses and Rooming Houses**: Not less than one (1) space for each (1) room to be rented.
- D. **Other Dwelling Units**: Not less than two (2) spaces per dwelling unit.
- E. **Hotels, Motels and Other Tourist Accommodations**: Not less than one (1) space for each room to be rented plus one (1) additional space for each two (2) employees.

- F. **Any Auditorium, Church, Stadium, or Other Place of Public Assembly:** Not less than one (1) space for each four (4) seats provided in such places of assembly. For places of public assembly where seating is not a measure of capacity, such as clubhouses, funeral parlors, etc., at least one (1) space for each two hundred (200) square feet of floor space devoted to that particular use shall be provided.
- G. **Manufacturing, Industrial or Wholesaling Use:** Not less than one (1) space for each two (2) employees anticipated during maximum production, with a minimum of five (5) spaces provided for any establishment. For establishments maintaining space for the sale of products at retail, there shall be provided one (1) parking space for each five hundred (500) square feet of floor area devoted to retail sales.
- H. **Office and Professional Buildings:** Not less than one (1) parking space for each two hundred-fifty (250) square feet of office space, or fraction thereof.
- I. **Retail Sales and Service Establishments:** Not less than one (1) parking space for each two hundred (200) square feet, or fraction thereof, of floor space.
- J. **Medical or Dental Clinic:** Not less than four (4) spaces per doctor, plus one (1) additional space for each employee.
- K. **Service Stations:** Not less than five (5) spaces for each grease rack or service bay, or one (1) space for each fifteen hundred (1,500) square feet of lot area of fraction thereof, whichever is greater.
- L. **Restaurants:** Not less than one (1) space per one hundred fifty (150) square feet of floor area, plus one (1) space for each two (2) employees. For drive-in restaurants, one (1) space per one hundred (100) square feet of floor area, plus one (1) space for each two (2) employees.
- M. **Shopping Centers:** Five and one-half (5 1/2) parking spaces for each one thousand (1,000) square feet of gross floor area.
- N. **Other Structures or Uses Customarily Requiring Automobile Storage Areas:** For buildings an uses not listed, the off-street parking requirements shall be determined by the Board of Zoning Appeals.

4.011 Certification of Minimum Parking Requirement

Each application for a Building Permit shall include information as to the location and dimensions of off-street parking spaces and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the Building Inspector to determine whether or not the requirements of this section are met.

4 012 Combination of Required Parking Spaces

The required parking space for any number of separate uses may be combined in one (1) lot, but the required space assigned to one use may not be assigned

to another use, except that the parking spaces required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

4.013 Requirements for Design of Parking Lots

- A. Except for parcels of land devoted to one- and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.
- B. Each parking space shall be no less than one hundred sixty-two (162) square feet in area.
- C. Entrances and exits for all off-street parking lots shall comply with the requirements of Section 3.090, of this Ordinance.
- D. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.
- E. A parking lot for multi-family residential, commercial or industrial uses shall be suitably paved with an all weather wearing surface or dustless material. All paving must be completed within six months after completion or issuance of a temporary occupancy permit.

4.020 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

Every building or structure hereafter constructed and used for industry, business, or trade involving the receiving or distribution of vehicles, materials, or merchandise shall provide space for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public or private alley, or if there is no alley, to a public street. The minimum required spaces for this provision shall be based on the total usable floor area of each principal building according to the following table:

<u>Total Usable Floor Area for Principal Building</u>	<u>Spaces Required (See Article II, for Definition)</u>
0 to 4,999	sq. ft. One (1) space
5,000 to 9,999 sq. ft.	Two (2) spaces
10,000 to 14,999 sq. ft.	Three (3) spaces
15,000 to 19,999 sq. ft.	Four (4) spaces
Over 20,000 sq. ft.	Four (4) spaces, plus one (1) space for each additional 20,000 sq. ft.

The Board of Zoning Appeals may reduce or increase this requirement in the interest of safety where unusual or special conditions are due consideration.

4.030 TEMPORARY USE REGULATIONS

The following regulations are necessary to govern the operation of certain necessary or seasonal uses nonpermanent in nature. Application for a Temporary Use Permit shall be made to the Board of Zoning Appeals through the office of the Building Inspector. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located.

- A. **Carnivals, Festivals or Circuses:** May obtain a Temporary Use Permit in the Agricultural, Commercial, or Flood Districts; however, such permit shall be issued for a period of not longer than fifteen (15) days. Such use shall be permitted on lots where adequate off-street parking can be provided.
- B. **Limited Duration Goods and Merchandise:** May obtain a thirty (30) day Temporary Use permit for the display and sale of limited duration goods and merchandise on open lots in any district.
- C. **Temporary Buildings:** In any district, a Temporary Use Permit may be issued for contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one (1) year, but may be renewed for six (6) month extensions; however, not more than three (3) extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.
- D. **Real Estate Sales Office:** In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the Planning Commission under the Pleasant View Subdivision Regulations.. Such office shall contain no living accommodations. The permit will be valid for one (1) year, but may be granted two (2), six (6) month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.
- E. **Religious Tent Meeting:** In any district, except Industrial Districts, a Temporary Use Permit may be issued for a tent or other temporary structures to house a religious meeting. Such permit may be issued for any of the following time periods: seven (7) days, fourteen (14) days, twenty-one (21) days or thirty (30) days. Such activity shall be permitted only on lots where adequate off-street parking can be provided. All tents shall be removed from any premises within seven (7) days from the date of the expiration of the permit. **(Deleted and Replaced by Ordinance 05-16, September 13, 2005)**

- F. **Seasonal Sale of Farm Produce:** In any district except the industrial districts, a Temporary Use Permit may be issued for the sale of farm produce grown on the premises. Structures utilized for such sales shall be removed when not in use. The permit shall be issued for a five (5) month period. All structures must be set back from the right-of-way.

- G. **Temporary Dwelling Units in Case of Medical Hardships:** In any district, a Temporary Use Permit may be issued to place a mobile home on a lot which already contains a residential structure, provided that the purpose of such temporary placement shall be to make it possible for a resident of either structure to provide assistance to a person who requires daily assistance due to physical or mental disability, and provided further that such a temporary structure does not represent a hazard to the safety, health, or welfare of the community.

An applicant for a Temporary Use Permit as provided under this subsection must produce a written statement from a physician certifying that the specific disability requires assistance from someone in close proximity as evidence of such disability, and a written statement from the Cheatham County Health Department approving the sewage disposal system of the proposed temporary structure.

Such permit may be initially issued for twelve (12) months. A permit may be renewed for six (6) months at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the disabling condition. The temporary permit shall be revoked and the structure removed immediately upon expiration of the permit or upon a change in the conditions under which such permit was issued.

The person requiring assistance due to the disabling condition may be a resident of either the temporary or permanent structure. The temporary residence shall be treated as an accessory building.

- H. **Temporary Dwelling Unit in Cases of Special Hardship:** In any residential district, a Temporary Use Permit may be issued to place a mobile home (double-wides excluded) temporarily on a lot in which the principal structure was destroyed by fire, explosion or natural phenomenon. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent an exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. An applicant for a Temporary Use Permit as provided under this subsection must produce a written statement from the Cheatham County Health Department and/or the Utilities System approving the water supply and sewage disposal systems of the temporary structure. Such a permit may be initially issued for nine (9) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of eighteen (18) months.

- I. **Temporary Manufacture of Road Materials:** In any district, except the residential districts, a Temporary Use Permit may be issued upon approval by the Pleasant View Board of Zoning Appeals to operate

manufacturing plants which are necessary in order to produce the materials required for the construction of approved public roads where the Board finds that such a use is not potentially noxious, dangerous, or offensive. In the exercise of its approval, the Board of Zoning Appeals may impose such conditions upon the proposed plants as it may deem advisable in the furtherance of the general purposes of this Ordinance.

Such a permit may be initially issued for a nine (9) month period. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of twenty-four (24) months.

4.040 CUSTOMARY INCIDENTAL HOME OCCUPATIONS

A customary incidental home occupation is a gainful occupation or profession (including the professional office of an architect, artist, dentist, engineer, lawyer, physician and the like, barber, beauty and tailor shops) conducted by member of a family residing on the premises or only one person in addition to those persons residing therein and conducted entirely within the principal dwelling unit. In connection with a home occupation, no stock in trade shall be displayed outside the dwelling, and no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purpose other than a residential unit, including permitted accessory buildings. An announcement sign of not more than four (4) square feet in area is permitted.

When questions arise regarding the legality of specific home occupations, the Board of Zoning Appeals shall determine whether said home occupation is in compliance with the district in which said home occupation is located. However, activities such as dancing instruction, band instrument instruction (except piano instruction) tea rooms, tourist homes, real estate offices, convalescent homes, mortuaries, animal clinics, retail sales business, or any other activity deemed by the Board to be incompatible with the district or a potential nuisance to the surrounding area shall not constitute an acceptable home occupation.

4.050 GASOLINE SERVICE STATION RESTRICTIONS

The following regulations shall apply to all gasoline services stations:

- A. There shall be a building setback from all street right-of-way lines of a distance of not less than forty (40) feet, except for canopies designed to cover the gasoline pump islands.
- B. Gasoline pumps and canopies shall not be located closer than fifteen (15) feet to any right-of-way line.
- C. Sign requirements as established in Article IV, Section 4.030, shall be met.

4.060 SWIMMING POOL RESTRICTIONS

The following regulations shall apply to all swimming pools:

- A. No swimming pool or part thereof, excluding aprons, walks, shall protrude into any required front yard in the Agricultural and Residential Districts.

- B. The swimming pool area shall be walled or fenced so as to prevent uncontrolled access by children and pets from the street or adjacent properties. Said fence or wall shall not be less than three (3) feet in height and maintained in good condition.
- C. Private swimming pools are permitted in Agricultural, Residential, and Commercial Districts provided that the pool is intended, and is to be used solely for the enjoyment of the occupants and their guests of the property on which it is located.

4.070 DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL PROJECTS

This procedure shall be used in the case of a multi-family residential project of one (1) or more residential buildings to be constructed on a plot of ground not subdivided into the customary streets and lots, and which will not be so subdivided. The procedure applies to all proposals for multi-family (i.e., apartment and townhouse units) development whether such units are individually owned or held in common ownership. The reviewing agency for this plan is Planning Commission.

4.071 Procedure for Submission and Review

A site development plan as specified in Section 8.030, B., shall be required for review on all proposals subject to this provision. The approval of said plan along with any accompanying conditions associated with a particular development is precedent to any approval under this section.

4.072 Required Development Standards

The following shall apply to all developments subject to this provision:

A. Location

- 1. The site shall comprise a single lot or tract of land, except where divided by public streets.
- 2. The site shall abut a public street.

B. Density and Dimension

- 1. The average number of dwelling units per acre of buildable land, not including streets, shall not exceed that permitted within the applicable district.
- 2. All yard requirements as established for the districts in which such use is permitted are applicable, except where buildings may be joined by common walls.

C. Design

- 1. **Internal Drives**: The maximum grade on any drive shall be seven (7) percent unless an alteration is specifically approved by the Planning Commission.

2. Where feasible, all drive intersections shall be at right angles.
3. Minimum distance between buildings shall be thirty (30) feet at any point.

D. Public Street Access

1. The minimum distance between access points along public street frontage, center line to center line, shall be two hundred (200) feet.
2. The minimum distance between the center line of an access point and the nearest curb line or street line of a public street intersection shall be one hundred (100) feet.

E. Required Improvements

1. **Internal Drives**: Specifications for drives in multi-family residential developments shall conform to roadway specifications as specified by the Cheatham County Municipal Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities**: The development shall be served with a public water systems adequate to ensure fire protection and a public sanitary sewer system or an alternative sewage disposal system approved by the Cheatham County Department of Environment and Conservation.
3. **Storage of Solid Waste**: Any central refuse disposal area shall be maintained in such manner as to meet county health requirements, and shall be screened from view.
4. **Service Building**: Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Landscape Requirements**: See Article III, Section 3.110.

4.080 STANDARDS FOR SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES (Deleted in its Entirety and Replaced by Ordinance 05-22, November 8, 2005)

A. Purpose and Intent

Signs constitute a separate and distinct use of the land upon which they are placed and affect the use of adjacent street, sidewalks, and property. The provisions of this section are made to establish reasonable and impartial regulations for all exterior signs to protect the general public health, safety, convenience, and welfare based on the following objectives:

1. To reflect the primary purpose of signage as being the identification of a particular user or use on a property, but not necessarily every activity or service performed thereon.
2. To promote signs that are visible at eye level and can be readily seen from moving vehicles with the least amount of eye distraction and traffic and safety hazards.
3. To avoid excessive signage in order to give each use optimum visibility to passer-by traffic and if possible, to prevent one sign from blocking the view of another sign.
4. To place and size signs in a way that scenic views are respected and visual obstructions to the natural landscape are minimized.
5. To protect the character of Pleasant View by encouraging the design of institutional, business or industrial signs that reflect the community's favorable environment as a permanent and seasonal home community.
6. To maintain and enhance economic stability by retaining aesthetic appeal to tourists and visitors, and encourage signage that will compliment the community's natural environment.

B. Applicability

These sign regulations shall apply to all exterior signs within Pleasant View, Tennessee, which are inside corporate limits.

C. Definitions

In interpreting this Ordinance, the following words and phrases shall be given the specific definitions used here. Words and phrases not defined in this section, but defined in Article II, Section 2.020, of the Pleasant View Zoning Ordinance, shall be given the meanings set forth in said Article II, Section 2.020.

Accessory Building or Structure: A building or structure which is on the same lot as, and of a nature customarily incidental and subordinate to, another building or structure, and the use of which is clearly incidental and subordinate to that of the other building or structure.

Animated Sign: Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Attached Signs: Animated, awning, building marker, building sign, changeable copy, directory, flashing, projecting, pennant, roof, suspended, temporary and window signs.

Attention – Attracting Device: Any device or object visible from any public street which is primarily designed to attract the attention of the public to a business, institution, sign, or activity through such means, including but not limited to illumination, color, size, or location. Attention-attracting devices or objects oftentimes incorporate illumination, which may be stationary, moving,

turning, blinking (including animation) or flashing. Attention-attracting devices may or may not convey a message and can include, but are not limited to, search lights, beacons, strobe lights, streamers, pennants, propellers and inflatable objects (including strings of balloons) or other device/objects designed to attract attention. Approved traffic-control devices are not considered to be attention-attracting devices for purpose of this Ordinance.

Awning: A fabric, plastic or other non-rigid protective covering that extends from the exterior wall of a building and is supported by or attached to a frame.

Awning Sign: A sign attached to or incorporated into an awning.

Banner: Any sign of lightweight fabric or similar material that is mounted to a building. National flags, state or municipal flags, or the official flag of any institution shall not be considered a banner.

Beacon: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source: also any light with one or more beams that rotate or move.

Billboard: An outdoor sign advertising services or products, activities, persons or events which are not made, produced, assembled, stored, distributed, leased, sold or conducted upon the premises on which the billboard is located. Billboards shall also be referred to as off-premise signs.

Building Marker: Any sign indicating the name of a building and incidental information about its construction, which is cut into a masonry surface or made of bronze or other material or other permanent material.

Building Sign: Any sign attached to any part of a building, as contrasted to a "Freestanding Sign".

Building Wall: An exterior load-bearing or non-load bearing vertical structure, that encompasses the area between the final grade elevation and eaves of the building, and is used to enclose functional space within the building.

Canopy: A rigid roof, generally supported at all corners or extremities by poles, posts or direct attachment to a building; a canopy typically has little vertical or wall space on it and is only as thick as necessary to create a functional roof.

Changeable Copy Sign: A sign that is capable of changing the position or format of word messages or other displays on the sign face and that can also change the visible display of words, numbers, symbols and graphics by the use of a matrix of electric lamps, movable discs, movable panels, light apertures or other methods, and as such changes are actuated by a control mechanism, rather than being manually on the face of the sign. A sign on which the message changes more than eight (8) times per calendar day shall be considered an animated sign and not a changeable copy sign for purposes of this Ordinance.

Commercial Message: Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Detached Signs: Building, directory, directional, flashing, freestanding, monument, pole, portable, real estate, temporary and window signs.

Directional Sign: Off premise signs used for the purpose of locating schools, clubs and nonprofit organizations with no commercial message and limited to four (4) feet high and nine (9) square feet.

Directory Sign: A ground or building sign that lists tenants or occupants of a building or project, with unit numbers, arrows or other directional information.

Enforcement Official: A person charged by the town with enforcement of this Ordinance.

Flag: Any fabric, banner, or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government, political subdivision or other entity.

Flashing Sign: A sign with illumination of which is not kept constant in intensity at all times when in use, and exhibits sudden or marked changes in lighting effects.

Freestanding Sign: A sign not attached to a building or other structure than its own support, supported by one or more columns, uprights or braces in or upon the ground.

Incidental Sign: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as “no parking”, “entrance”, “loading only”, “telephone”, and similar information and directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental. Maximum size to be nine (9) square feet and four (4) feet tall.

Institutional Use: A school, religious institution or other use operated by a public agency or non-profit organization and permitted as a use in one or more residential zoning districts in the Town. A day-care facility shall be considered an institution regardless of ownership or operation.

Lot: Any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of transfer of ownership.

Monument Sign: A type of sign affixed directly to the ground or affixed directly to a solid base without visibility between the sign and the base or between the base and the ground or a sign above ground level supported by a post or posts which are concealed from visibility by a curtain wall of brick or similar material constructed around the base of the sign.

Nonconforming Sign: Any sign that does not conform to the requirements of this Ordinance.

Pennant: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Person: Any association, company, corporation, firm, organization or partnership, singular or plural, of any kind.

Pole Sign: A sign supported by one (1) or more uprights, poles or braces placed in or upon the ground surface and not attached to any building and having a clear space of at least ten(10) feet from the ground to the bottom of the sign.

Portable Sign: Any sign not permanently attached to the ground designed to be transported by means of wheels.

Principal Building: The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

Projecting Sign: Any sign attached to a building wall and extending laterally more than eighteen (18) inches from the face of such wall.

Real Estate Sign: A sign advertising property or a building for sale, lease or rent.

Residential Sign: A sign, typically located in a district zoned for residential use, meeting the standards of this Ordinance for a residential sign, and containing no commercial message.

Roof Sign: A sign that is placed above or supported on the top of a building.

Roof Sign, Integral: Any sign erected and constructed as an integral or essential part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

Setback: The distance from the property line to the nearest part of the applicable building, structure, sign, measured perpendicularly to the property line.

Sign: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Street: A strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.

Suspended Sign: A sign that is suspended from the underside of a horizontal or nearly horizontal plane surface and is supported by such surface.

Temporary Sign: Any sign that is used only temporarily and is not permanently mounted.

Wall Sign: Any sign attached parallel to, but within six (6) inches of a wall, painted on the wall surface or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one (1) sign surface.

Window Sign: Any sign that is placed inside a window or upon the window panes or glass and is legible from the exterior of the window.

Zone Lot: A lot or other parcel of land in single ownership that is large enough to meet minimum zoning requirements for area, coverage, and use and that can provide such yards and other open spaces required by the zoning ordinance.

Zoning District: The zoning classification of property as per the Pleasant View Zoning Ordinance.

D. Maximum Sign Area by Zoning District

The size of any publicly displayed sign, including temporary and portable signs, symbol or notice on a premise to indicate the name of the occupant, to advertise the business transacted therein, shall be regulated as follows:

Use District	Maximum Size of Sign (square feet)	Maximum Sign Height (feet)
Residential Lot	10	5
Residential Subdivision	50	6
Agricultural	50	17
Commercial	200	25
Industrial	200	25

NOTE: Billboards or off premise signs are regulated by the Pleasant View Billboard Section. Any sign larger than the above sizes is to be considered a billboard and, therefore, falls under the Billboard Regulations in the Sign Ordinance.

The minimum size sign for any district shall be twenty-five (25) percent of the maximum for that district.

E. Enforcement

1. **Violations:** Any of the following shall be a violation of this Ordinance and shall be subject to the enforcement remedies and penalties provided by this Ordinance and by state law:
 - a. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located.

- b. To install, create, erect or maintain any sign requiring a permit without such permit.
- c. To fail to remove any sign that is installed, created, erected or manipulated in violation of this Ordinance, or for which the sign permit has lapsed.
- d. To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portion of this Ordinance.

Each sign installed, created, erected or maintained in violation of this Ordinance shall be considered a separate violation when applying the penalty portions of this Ordinance.

2. Enforcement and Remedies

Any violation or attempted violation of this Ordinance or of any conditions or requirement adopted pursuant hereto may be restrained, corrected or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. The remedies of the town of Pleasant View shall include the following:

- a. Issuing a stop work order for any and all work on any signs on the same zone lot.
- b. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity.
- c. Imposing any penalties that can be imposed directly by the Town of Pleasant View under this Ordinance and under state law.
- d. Seeking in court the imposition of any penalties that can be imposed by such court under Ordinance.
- e. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the Board of Mayor and Alderman of the Town of Pleasant View under the applicable provisions of the building and zoning portions of this ordinance for such circumstances.

F. Supplemental Sign Regulations

In addition to the size limitations stated by district, the following conditions shall apply to all signs erected in any use district:

- 1. No sign, except nonilluminated residential name plates or temporary residential real estate signs, shall be erected or altered until approved by the Building Commissioner or authorized by an approved site plan or building permit.

2. No signs shall be located on any street corner which would obscure the vision of drivers using the streets, or conflict with traffic control signals at the intersection of any streets. No signs shall obstruct the vision of drivers at any driveway, parking lot or other route providing ingress or egress to any premises. Placement of signs will not be allowed in public right-of-way.
3. Illumination of signs shall be directed, shaded or designed so as not to interfere with the vision of persons on the adjacent highway, streets or properties. Signs which are illuminated by external lighting fixtures shall have those fixtures mounted on top of the sign structure. Bottom-mounted outdoor sign lighting shall not be used. Illuminated signs shall not be of the flashing, moving or intermittent type unless approved by the Planning Commission, who shall find that the lighting is non glaring, does not interfere with traffic control devices, and does not involve the principal notice or message carried on the sign.
4. Freestanding signs, pole signs or advertising pylons maybe permitted only in a required front yard for uses in commercial and industrial districts set ten (10) feet or more behind the front property line. No freestanding sign shall exceed the maximum height limits of the District where located.
5. All directional signs required for the purpose of orientation, when established by Pleasant View shall be permitted in all Districts.
6. No sign shall project beyond or overhang the wall, roof or any architectural feature by more that five (5) feet. No sign shall project into the public right-of-way.
7. The number of signs allowed shall be one attached sign per occupancy and one detached sign per lot for commercial or industrial.
8. In no case shall a sign or signs exceed a total of ten (10) percent of the building face to which they are attached.
9. The Zoning Board of Appeals may upon application by the property owner, modify the area of sign permitted where, in unusual circumstances no good or practical purpose would be served by strict compliance with the requirements of this ordinance.
10. Political and campaign signs shall be regulated by State law.
11. Schools, clubs and non-profit organizations shall be permitted one civic sign facing each street that it fronts and follow commercial sign requirements. A maximum of two non-illuminated directional signs may be located off-premises.
12. Minimum distance above grade for pole and awning signs to be seven (7) feet.

G. Exempt Signs

The following shall be exempt from the standards of this section:

1. Official public notices.
2. Incidental signs.
3. Governmental signs (including flags and emblems).
4. Temporary signs for a maximum of thirty (30) days for campaign drives or events of civic, philanthropic, educational or religious organizations.
5. Memorial plaques, cornerstones, historical tables and the like.
6. Artwork without commercial message.
7. Holiday lighting between November 15 and January 2.
8. Real Estate signs, not to exceed ten (10) square feet and five (5) feet in height

H. Nonconforming Signs

Any sign in place before the adoption of this ordinance that does not comply with this ordinance shall be classified as nonconforming. Any modification of nonconforming signs must be brought into compliance when modified excluding repairs.

I. Prohibited Signs

Any sign not expressly permitted by this ordinance is prohibited, including the following:

1. Animated and tethered signs.
2. Signs on public property unless approved by the Board of Alderman and Mayor.
3. Signs using the word stop or danger or blend in with traffic signals.
4. Signs that contain obscene words or pictures which could offend community standards.

J. Banner Signs

One (1) banner per business shall be permitted only in commercial and industrial zones. Such signs shall not exceed forty (40) square feet in size and shall be securely attached flat against the wall of the building and shall not be erected on poles or any other means of support other than the wall of the principal building on the property. Such banners or other temporary building signs may remain in place for not more than sixty (60) days per year. This time period may be separated into (4) periods.

K. Temporary Signs

One (1) temporary ground sign per lot shall be permitted. Such signs shall not exceed the minimum square footage for that district and may remain in place for thirty (30) days per calendar year. This period may be divided into two (2) periods. Temporary signs shall include auction, yard sales and grand opening signs.

L. Permit Procedures

1. Permit Required

No sign or sign structure, except as provided in Sections G (Exempt Signs) and H (Nonconforming Signs), shall be erected, displayed, altered, relocated, or replaced until a sign permit has been issued. For the purpose of this ordinance, all signs are considered accessory uses of real property and shall be located on the premises of the principal use which they pertain.

2. Permit Application

Applications for sign permits shall be submitted on a form provided by the building inspector and shall contain or have attached at a minimum the following information in either written or graphic form:

- a. Application date.
- b. Name, address, and telephone number of the sign owner and, if different, the owner of the land on which the sign will be erected.
- c. Address of property where the sign or sign structure will be erected.
- d. Signature(s) of the sign owner(s) and, if different, the owner of the land on which the sign will be displayed.
- e. Location of the sign on the property in relation to lot lines, buildings, sidewalks, streets, public right-of-ways, and intersections.
- f. Type of sign (i.e., monument, wall) and general description of structural design and construction materials.
- g. Drawings(s) of the proposed sign(s) which shall contain specifications indicating height, perimeter, and area dimensions, means of support, method of illumination, if any, and any other significant aspect of the proposed sign(s).
- h. Any other information requested by the building inspector in order to carry out the purpose and intent of these regulations.

3. Permit Review, Issuance, and Recording

The building inspector shall examine all sign permit applications. Permit applicants shall be issued a copy of the original permit application, with approval and approval date noted, for all signs which conform to the requirements of this ordinance. Such approved applications shall serve as sign permits. The building inspector shall maintain a record of all sign permit applications with notations of approval or disapproval. All sign permits shall be dated and numbered in the order of their issuance.

4. Inspections

A final inspection by the building inspector or his designee shall be completed after installation of all approved signs. Any discrepancies between an approved sign and a sign as constructed shall be identified in writing and may result in the halt of construction or sign removal, if so ordered by the building inspector.

5. Complaints and Revocation

The building inspector shall investigate any complaints of violations of this ordinance and may revoke a permit if there is any violation of the provisions of this ordinance or there was misrepresentation of any material facts in either the application or plan.

M. Expiration of Sign Permits

If an approved sign is not erected within a period of twelve (12) months from the date the permit was originally issued, the permit shall expire and become null and void.

N. Billboard Regulations

Billboards may be established in commercial and industrial zoned districts, provided that they meet the following conditions:

1. Not more than three (3) billboards may be located per linear mile of highway, regardless of the fact that such billboards may be located on different sides of the subject highway. The linear mile measurement shall not be limited to the boundaries of the Town of Pleasant View where the particular highway extends beyond such boundaries. Double-faced billboard structures (i.e., structures having back-to-back billboard faces) and V-type billboard structures (i.e., structures having only one face visible to traffic from any one direction) shall be considered as one (1) billboard. Additionally, billboard structures having tandem billboard faces (i.e., two parallel billboard faces facing the same direction and side-by-side) shall be considered as one (1) billboard. Otherwise, billboard structures having more than one (1) billboard face shall be considered as two (2) billboards and shall be prohibited in accordance with the minimum spacing requirement set forth in below.
2. No billboard shall be located within one thousand (1,000) feet of another billboard.

3. No billboard shall be located within two hundred (200) feet of a residential zoned district and/or existing residence. If said billboard is illuminated, the required distance shall be increased to three hundred (300) feet.
4. No billboard shall be located closer than fifty (50) feet from a property line or public right-of-way.
5. The surface display area of any one side of a billboard shall not exceed four hundred (400) square feet.
6. The height of a billboard shall not exceed thirty-five (35) feet above the elevation of the centerline of the abutting highway.
7. No billboard shall be on top of, cantilevered, or otherwise suspended above the roofline of any building.
8. A billboard may be illuminated, provided that such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent highway or street, the path of on-coming vehicles, or any adjacent properties. In no event shall any billboard have flashing or intermittent lights, nor shall the lighting be permitted to rotate or oscillate.
9. Billboards must be constructed in such fashion as to withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard shall be maintained so as to assure proper alignment, continued structural soundness and continued readability.
10. A billboard established within a business, commercial or industrial area, as defined in Tennessee Code, Title 54, Chapters 17 and 21, which establishes rules and regulations for the control of outdoor advertising, which includes billboards, adjacent to Federal-Aid Primary and Federal-Aid Interstate Highway Systems within the State of Tennessee, shall in addition to complying with the above conditions, shall also comply with all applicable provisions of Tennessee Code, Title 54, and the regulations promulgated thereunder, as such may from time to time be amended.
11. No person, firm or corporation shall erect a billboard within the Town of Pleasant View, Tennessee, without first obtaining a permit from the Building Commissioner. Permits shall be granted upon a showing of compliance with the provisions of this ordinance and payment of a fee. Permits shall be issued for a period of one (1) year, but shall be renewable annually upon inspection of the billboard by the Building Commissioner or his/her designee, confirming compliance with this ordinance and payment of the billboard fee. The amount of the billboard permit fee required shall be established by resolution of the Pleasant View Board of Mayor and Aldermen and shall bear a reasonable relationship to the cost and expense of administering this permit fee requirement. The Board of Mayor and Aldermen shall further have the right to amend the aforementioned resolution from time to time within limits of reasonableness.
12. A billboard that is damaged must be repaired or removed within fifteen (15) days of date the damage is reported. A billboard that is no longer being

used or not in compliance with this ordinance at the time of annual inspection shall be removed or made compliant within ninety (90) days from the expiration date of the permit.

4.090 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

A. Mobile Home Park Building Permit

1. Review Procedure

Twelve (12) copies of the required site plan shall be submitted to the Cheatham County Municipal Planning Commission at least ten (10) days in advance of the meeting at which it is to be reviewed. The Planning Commission will review the submittal for compliance with the mobile home park site plan standards set forth below. Incomplete information shall result in the site plan being returned without action. Once a Building Permit has been issued the applicant may begin construction.

2. Site Plan Required

A mobile home park Building Permit may only be issued for construction or extension of a mobile home park upon submission and approval by the Planning Commission of a site development plan containing the following information.

- a. The name and address of the applicant.
- b. The location, area, and dimensions of the proposed mobile home park site as well as a legal description.
- c. The location, size, and number of all mobile home spaces.
- d. The location and size of all buildings, improvements, and facilities (including roads, water, sewer, refuse disposal).
- e. The proposed use of buildings shown on the site plan.
- f. The location and size of all points of entry and exit for motor vehicles and the internal circulation plan (roadways and pedestrian walkways).
- g. The location and number of all off-street parking facilities.
- h. The location of park and recreation areas.
- i. A complete drainage plan with contour lines at five (5) feet.
- j. A location map showing the park site in relation to the existing public street pattern and indication of uses of property adjacent to the site and the location of all buildings within two hundred (200) feet of the site.
- k. A time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the

proposed services. Said time shall be for a period of not more than one (1) year.

- l. Such other architectural, engineering, and topographical data as may be required to permit the county health department, the Building Inspector, the Planning Commission, and the Planning Commission to determine if the provision of these regulations are being complied with shall be submitted with the site plan.
- m. Landscaping as regulated in Section 3.110.

B. Development Standards

1. General

- a. No part of the park shall be used for nonresidential purposes, except such uses as are required for the direct servicing and well being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
- b. Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to flooding or erosion and shall be used for any purpose which would expose persons of property to hazards.

2. Minimum Development Size

No mobile home park shall be approved which contains less than five (5) acres in area or has less than ten (10) mobile home spaces.

3. Dimensional Requirements for Parks

- a. Along the entire periphery of the mobile home park, yards and setbacks meeting the district regulations shall be provided.
- b. Within the interior portions of the mobile home park, no yards, except as required to meet other provisions set forth in this section are required.
- c. No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty (30) feet.
- d. Each mobile home park shall be permitted to display, on each street frontage, one (1) identifying sign of a maximum size of twenty (20) square feet. Said sign(s) shall contain thereon only the name and address of the park and may be lighted by indirect lighting only.
- e. At no time shall the density for the park exceed the maximum permissible density for the district it is located in.

4. Spacing of Mobile Homes and Site Coverage

- a. Mobile homes shall be so harbored on each space that there shall be at least a twenty-five (25) foot clearance between mobile homes; for mobile homes parked end-to-end, the end-to-end clearance may be less than twenty-five (25) feet, but not less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet to any building within the park.
- b. There shall be a minimum distance of ten (10) feet between the nearest edge of any mobile home and an abutting access street.
- c. Each mobile home stand shall not occupy an area in excess of twenty-five (25) percent of the respective lot area. The total area occupied by the mobile home and its accessory structures shall not exceed fifty (50) percent of the respective lot area.

5. The Mobile Home Space

- a. **General:** The limits of each mobile home space shall be marked on the ground by suitable means. Location of space limits on the ground shall be the same as shown on accepted plans. No space shall be smaller than five thousand (5,000) square feet.
- b. **Mobile Home Stands:** The mobile home stands shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. In addition, such stand shall comply with the publication of FHA "Minimum Property Standards for Mobile Home Parks", May, 1977.
- c. **Outdoor Living Area:** Each mobile home lot should be provided with an outdoor living and service area. Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than two hundred (200) square feet and shall be paved.
- d. Tenant storage shall be provided for each mobile home at the rear of the mobile home space.

6. Utilities and Other Services

- a. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home development on trunk lines not less than six (6) inches. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the site or at the boundary of the site, connection shall be made thereto and its supply used exclusively.

- b. Each mobile home site shall be provided with a connection to a sanitary sewer line or to a sewage disposal system approved by the Cheatham County Health Department.
- c. Solid waste collection stands shall be provided for waste containers for each mobile home. Any central waste container shall be screened from view with access appropriately provided.
- d. Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statutes, regulations, buildings, electrical installations, plumbing and sanitation systems.
- e. Each mobile home park shall be equipped with fire hydrants spaced no more than five hundred (500) feet apart. The water system shall be capable of providing a required fire flow of five hundred (500) gallons per minute for a one (1) hour duration.
- f. Each mobile home park shall be maintained free of litter and accumulation of any kind of debris which may provide rodent harborage or breeding places for flies, mosquitoes, or other pests.

7. Streets

Entrances to mobile home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on the adjacent public street. Safe and convenient vehicular access shall be provided from abutting public streets to each mobile home lot. Such access shall be provided by streets or driveways. All internal streets shall be private.

a. Circulation

The internal street systems should provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to five hundred (500) feet and their closed end shall be provided with an adequate turn-around with a minimum diameter of eighty (80) feet.

b. Pavement Widths

Pavement widths shall be as follows:

Collector Street	
with no parking	20 ft.
with on-street parking	36 ft.
Minor Street	
with no parking	18 ft.
with on-street parking	34 ft.

**One-Way Minor Street
with no parking
with on-street parking**

**12 ft.
28 ft.**

c. Construction

The internal streets and drives shall be paved in accordance with Pleasant View Subdivision Regulations.

8. Walks

All mobile home developments shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3 1/2) feet.

All mobile home stands shall be connected to common walks, streets, driveways and parking spaces by individual walks. Such individual walks shall have a minimum width of two (2) feet.

9. Recreation Area

Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units. Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.

Well-equipped playgrounds of adequate size and number shall be provided where it is anticipated that children will occupy the premises.

10. Buffer and Screening

A landscape buffer shall be provided along the perimeter of the site boundaries not less than fifteen (15) feet in width, except that a minimum buffer area from any public street shall be no less than twenty (20) feet.

Within the landscaped buffer, a continuous fence six (6) to eight (8) feet high or landscaped screen shall be provided. Such fence shall be opaque and such screening shall be a year-round evergreen four (4) feet wide and at least four (4) feet high at the time of planting and expected to achieve a height of six (6) feet within three (3) years. No landscaped screen or fence shall be provided within fifteen (15) feet of any vehicular entrance and/or exit to the park.

11. Site Design

The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site

features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. The planting plan shall be submitted with the site development plan.

12. Parking

a. Off-Street Parking

As regulated in Section 4.010

C. Responsibility of Park Management

1. The permittee shall operate the mobile home park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The permittee shall notify park occupants of all applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance.
3. The permittee shall supervise the placement of each mobile home on its mobile home stand to the satisfaction of the Building Inspector which includes securing its stability to anchor pins and installing all utility connections.
4. The permittee shall maintain a register containing the following information:
 - a. The name and address of each mobile home occupant.
 - b. The name and address of the owner of each mobile home and motor vehicle by which it was towed.
 - c. The make, model, year, and license number of each mobile home and motor vehicle.
 - d. The date of arrival and of departure of each mobile home.
5. The mobile home park shall keep the register record available for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register.
6. The register record shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.
7. The permittee shall notify the health authority immediately of any suspected communicable or contagious disease within the park.

8. The permit to operate shall be conspicuously posted in the mobile home park office at all times.
9. The permittee shall be answerable for the violation of any provision of this section.

D. Responsibilities of Park Occupants

1. The park occupants shall comply with all applicable requirements of this zoning ordinance and shall maintain his/her mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park occupant shall be responsible for proper placement of the mobile home on its mobile home stand and proper installation of all utility connections and anchoring in accordance with the instruction of the park management.
3. Skirtings, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath each mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - a. The storage area shall be provided with a base of impervious material.
 - b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - c. The storage area shall be enclosed by skirting.
4. The park occupant shall store and dispose of all rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof, and watertight.
5. Fire extinguishers for Class B and C fires shall be kept at the premises and maintained in working condition.
6. All park occupants shall be required to register their pets (dogs and cats) with the park management.
7. All park occupants shall be required to have their pets (dogs and cats) on a leash and shall not be allowed to roam free and unleashed.
8. Park occupants shall not be allowed to construct or place pens for animals on the park premises.
9. No inoperative automobiles, junk, or noncontained trash shall be allowed within the park.

E. Inspections

1. The Building Inspector is hereby authorized and directed to make annual inspections to determine the conditions of mobile home parks, in order to insure the health and safety of occupants of mobile home parks and of the general public.
2. The Building Inspector shall have the power to enter upon any private and public property for the purpose of inspecting and investigating conditions relating to the annual inspection as it is related to the enforcement of this section.
3. Penalties
 - a. Any person violating any provisions of this section shall be guilty of a misdemeanor and upon conviction shall be fined not less than five dollars (\$5.00) nor more than fifty dollars (\$50.00) for each offense.
 - b. Each day that a violation is permitted to exist shall constitute a separate offense.
 - c. Any extension of an existing mobile home park is considered a noncomplying use and is hereby prohibited unless said park is brought up to the standards herein stated.

F. Revocation of Permit

The Board may revoke any permit to maintain and operate a park when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this section. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being operated and maintained in full compliance with this section.

G. Prohibited Structures

1. Cabanas, travel trailers, and other similarly enclosed structures are prohibited.
2. Trailers with or without toilet facilities that cannot be connected to approved sewer systems shall not be permitted in a mobile home park.
3. Mobile homes shall not be used for commercial, industrial or other nonresidential uses within a mobile home park, except that one (1) mobile home in the park may be used to house a rental office.

4.100 DEVELOPMENT STANDARDS FOR AUTOMOBILE WRECKING, JUNK AND SALVAGE YARDS

A site development plan specified in Section 8.030, B, shall be submitted for review on all proposals subject to this provision. The approval of said plan along with any accompanying conditions associated with a particular development is precedent to any approval under this section. The Municipal Planning Commission is the agency responsible for this review.

Because of the nature and character of their operations, automobile wrecking and salvage yards, junk yards, and similar uses of land can have a decidedly detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic and health hazards, and may adversely affect property values by their general appearance. The following standards shall be used as a guide in evaluating whether proposed land uses, such as those outlined above, will have properly minimized their objectionable characteristics:

- A. All motor vehicles stored or kept in such yards shall be so kept that they will not catch and hold water in which mosquitoes may breed and so that they will not constitute a place or places in which rats, mice, or other vermin may be harbored, reared, or propagated.
- B. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than one thousand (1,000) feet from any established residential zone.
- C. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed opaque fence, screen, or wall, excepting driveway areas, from eight (8) to twelve (12) feet in height. Storage between the road or street and such fence, screen, or wall is expressly prohibited. Any fence, screen, or wall for concealment shall be maintained in good condition.
- D. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to public health or safety.
- E. Off-Road Parking: As regulated in ARTICLE IV, SECTION 4.010.
- F. Ingress and Egress: The number of vehicular access driveways permitted on any single street frontage shall be limited to:
 - 1. One (1) driveway where the parcel to be used has a maximum road or street frontage of one hundred (100) feet or less.
 - 2. Two (2) driveways where the road or street frontage exceeds one hundred (100) feet. Driveways used for ingress and egress shall be limited to twenty-five (25) feet in width maximum, exclusive of curb returns.
- G. No automobile wrecking, junk, or salvage yard shall be permitted within three hundred (300) feet, of any public road in Pleasant View, except where a more stringent State or Federal law applies.

4.110 DEVELOPMENT STANDARDS FOR CEMETERIES

- A. The following standards shall be imposed upon the development and construction of cemeteries in Pleasant View:
 - 1. The site proposed for a cemetery shall not interfere with the development of a system of collector and larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare.

2. Any new commercial cemetery shall be located on a site containing not less than twenty (20) acres.
3. All structures including but not limited to mausoleums, permanent monuments, or maintenance buildings shall be setback not less than twenty-five (25) feet from any property line or street right-of-way.
4. All graves or burial lots shall be setback not less than twenty-five (25) feet from any property line or street right-of-way line.
5. All required yards shall be landscaped and maintained in good order in accordance with state and local regulations.

4.120 MINIMUM DESIGN STANDARDS FOR TRANSMISSION AND COMMUNICATION TOWERS AND STATIONS (Added by Ordinance No. 02-11, September 10, 2002)

Standards for Telephone, Telegraph, and Communications Transmitter Stations and Towers. All transmitter stations, including towers and operating equipment shall adhere to the following standards:

- A. All towers with a height of one hundred-fifty (150) feet (from base to top) or more shall be constructed in accordance with Electronic Industries Association ("EIA") standard 222E-1991, utilizing a wind rating of eighty (80) miles per hour, plus ice loading, for Pleasant View, Tennessee. Each application for a Building Permit shall be accompanied by a certification by a professional engineer licensed in the State of Tennessee and competent in such design.
- B. A site plan in compliance with Section 7.030, shall be approved by the Planning Commission prior to the issuance of a Building Permit.
- C. All towers shall be set back from all property lines by a distance that is equal to:
 1. for a guyed tower, twenty (20) percent of the height, and
 2. for a self-supporting tower, fifty (50) percent of the height.
- D. All applications for permits to build towers in Pleasant View must be accompanied with a "Determination of No Hazard" from the Federal Aviation Administration, as well as all required Federal Communications Commission permit information.
- E. The entire tract containing the tower and equipment shall be enclosed with a fence no shorter than six (6) feet in height. Access gates will be locked at all times when the site is not occupied.
- F. Where the tower site abuts or is contiguous to any residential district, there shall be provided a continuous, solid screening, and it shall be of such plant material as will provide a year-round evergreen screening. Screening, as required herein, shall not be less than four (4) feet in height at the time of planting, and shall be permanently maintained.

- G. All towers that require marking or lighting shall be done in compliance with Federal Aviation Administration Regulations, but no tower shall be lighted from dusk to dawn by any form of white flashing light unless required by the Federal Aviation Administration.
- H. All persons or service providers constructing new towers are required to register the tower with the Comptroller of the Treasury in compliance with Section 65-21-116, of the Tennessee Code.

4.130 ALTERNATIVE PROVISIONS FOR LOT SIZE AND THE LOCATION OF OPEN SPACE (Added by Ordinance No. 02-12, November 12, 2002)

The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in the placement of buildings and in the location of open spaces associated therewith. These provisions are intended to provide variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty of the area, while at the same time maintaining the necessary maximum population density limitations of the district in which this procedure may be permitted.

A. General Provisions

The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use, but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this Ordinance be assured and that proper light, air, and privacy be made available for each dwelling unit.

A site development plan as provided for in this section is required not only as an accurate statement of the development, but as an enforceable legal instrument whereby the Planning Commission may be assured that the general purposes, standards, etc., contained in this section are being met.

B. Site Development Plan Required

1. Contents

A site master development plan containing the information required by Section 8.030, shall be prepared and submitted to the Planning Commission for its review and approval.

2. Coordinated Review

Upon receipt of a site master development plan and sketch plat containing information as required above, the Planning Commission may:

- a. Concurrently review the site development plan and sketch plat:
- b. Jointly approve, approve with modification, or disapprove these documents; and
- c. In the instance of approval, or approval with modification, transfer the site development plan to the Building Inspector for enforcement.

3. Enforcement

Upon approval of a site master development plan, the Building Inspector shall become responsible for enforcement of the plan. Only minimal adjustments involving the placement of any structure in common open space will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved plan.

C. Development Standards

The following standards and requirements shall apply to all alternative density developments.

1. General Standards for Development

In the interest of promoting the most appropriate economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:

- a. The protection of the characters, property values, privacy and other characteristics of the surrounding neighborhood:
- b. The provision for surface drainage control, sewage disposal, and water supply, recreation and traffic control; and
- c. The preservation and protection of existing trees, ground cover, topsoil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.

2. Availability of Public Utilities

Generally all public utilities, specifically including water and a central sewage collection and treatment system, as defined by this Ordinance, shall be available. Where public sewer is not available, no lot or housing site may be created which is less than twenty thousand (20,000) square feet in area and all septic fields for each dwelling unit shall be located within the area of fee simple ownership of said dwelling unit.

3. Permitted Density

The density permitted is intended to be within the range of that permitted within more typical developments offering no common open space. The maximum number single-family dwelling units permitted shall be computed as follows:

- a. From the gross acreage available within the development shall be subtracted: (1) Any portion of the site which is within the right-of-way and/or easement for major utilities such as gas or electric transmission lines where the full use of the land is not available to the landowner, because of restrictions thereon; (2) fifty (50) percent of any portion of the site which lies within a floodway district; (3) fifty (50) percent of all areas with slopes exceeding fifteen (15) percent.
- b. The area remaining after the above adjustments shall be divided by the minimum development area per dwelling unit for the district in which the dwelling unit is located. For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.

4. Minimum Lot Area and Lot Width

Any development choosing to use standards established in this section shall have a minimum of twenty (20) acres in the development.

No lot of record may be created within the district indicated which has less area than required for the type dwelling indicated.

The following dimensional requirements shall be maintained in all alternative density developments:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>
Minimum Lot Size	30,000	15,000	10,000	N/A
Lot Width at Building Line	125	100	60	N/A
Front Yard Setback	40	35	25	N/A
Rear Yard Setback	15	10	8	N/A
Side Yard Setback	20	15	12	N/A

5. Yard Requirements

Within any development approved under the provisions of this section, the following yard requirements shall apply:

- a. All units are required to have one (1) yard containing not less than fifteen hundred (1,500) square feet. This yard shall be reasonably secluded from view from streets and from neighboring property and shall not be used for off-street parking or for any accessory building.
- b. In addition to the provisions of Subsection a, above, for units located along the periphery of the site, the basic yard provisions established for the district within which the development is located shall apply along all portions of such lots as may abut the periphery, excepting any portion of such lots as may involve the use of party walls.

6. Lot Coverage

Individual dwellings may exceed the maximum lot coverage provisions established for the district in which such site is located. However, in no instance shall the aggregated site coverage of all dwellings exceed the coverage provisions established for the district in which such site is located. In the event a project lies within two or more zoning districts, the coverage ratio applicable to each zone district shall apply to these dwellings located within it. No transfer of bulk is permitted among zoning districts.

7. Access to Dwellings

Access to each lot shall be in compliance with Section 3.030, of this Ordinance.

8. Pedestrian Circulation

All dwelling units will be served by sidewalks along the public right-of-way and to the rear or side by a trail system that connects each lot with the common open space. Any improved open space will be designed to meet all ADA requirements for access.

D. Open Space Requirements

Any common open space provided within a development this type shall:

1. Quality Use and Improvement of Common Open Space

- a. Common open space must be for amenity or recreational purposes. The uses authorized for common open space must be appropriate to the scale and character of the development considering its size, density, expected population, topography and other factors.
- b. No common open space may be put to any use not specified in the approved final development plan, unless such plan has been amended and approved by the Planning Commission. However,

no change authorized may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved.

- c. Common open space, may, subject to approval by the Planning Commission, shall consist of either improved or unimproved land. In this regard, the approving agency may permit only fifty (50) percent of stream areas, bodies of water and slopes in excess of fifteen (15) percent to be counted as common open space.
- d. In all developments providing improved open space a recreation plan shall be developed and presented with the Site Master Development Plan for any proposed residential planned unit development. This plan shall indicate the general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve, as well as provide the number and detailed specifications of each type of recreational equipment and facility proposed. The size of each type of recreational facility, or type of recreational equipment shall be directly related to the age and number of the anticipated user population. These facilities may be devoted to either: (1) Shared limited use facilities designed so as to assure privacy and control of access by and for the exclusive use of a specific residential clientele within the development; or (2) shared general use recreation facilities which are available to all residents of the proposed development. All recreational equipment provided shall be durable commercial grade equipment. All equipment shall meet all Consumer Product Safety Commission Safety Guidelines as well as the ASTM F1487-93, Public Use Playground Standard.

2. Mandatory Provisions Governing Organization and Operation of Maintenance Association

In an instance where common open space is to be deeded to a maintenance organization, the developer shall file a declaration of covenants and restrictions that will govern the association. This document is to be submitted with the application for final approval of the development plan. The provisions shall included but not be limited to, the following:

- a. The maintenance organization must be established and operational before any homes are sold.
- b. Membership must be mandatory for each homebuyer and must run with the land so that any successive purchaser will automatically become a member.
- c. The restrictions covering the use, etc., of the open space must be permanent, not just for a period of years.

- d. The association(s) must be responsible for liability insurance, local taxes and the maintenance of all facilities and lands deeded to it.
- e. Homeowners must pay their pro rata share of the cost assessed by the maintenance association; said assessment by the association can become a lien on the homeowner's property for failure to pay.
- f. The association must be able to adjust the assessment of fees to meet changing needs.
- g. Developer voting right: Developer shall have one (1) vote per lot at the time sixty (60) percent of the lots are in private ownership according to the approved final plat. The Homeowners' Association must be funded and operational with elected board members at the time sixty (60) percent of the lots are in private ownership according to the final master plan.
- h. Any are reserved for environmental open space shall be preserved in its natural state.